

Sold

Appleby & Townend
ESTATE AGENTS
FOR SALE
01225 983 910

2 BEDROOM BUNGALOW | CHILMARK ROAD, BA14 | OFFERS IN EXCESS OF £220,000

DESCRIPTION

Ideally situated in the highly regarded Broadmead development this semi-detached bungalow offers light and spacious living space that is in need of updating. The accommodation comprises a reception hallway which leads to a kitchen, living room, two bedrooms and bathroom. Externally there is ample off-road driveway parking to the side which leads past a shingled front garden and provides gated access to an extensive rear garden that is mostly laid to lawn. This lovely property offers plenty of potential for further development and is offered with no onward chain.

The bungalow is placed amongst mostly similar properties in this established and private residential area with convenient access to Bradford-on-Avon and Bath, close proximity to the local junior school and secondary schools and local shopping facilities. The town centre and railway station are also within a mile. Trowbridge is the County Town of Wiltshire and has benefited from significant investment in development, which is still on-going, offering a good range of schooling for all ages, excellent shopping, restaurants and leisure facilities including a multiplex cinema and sports centre. Trowbridge is easily accessible from the M4 and has a railway station providing regular services to Salisbury and Southampton to the South and Bath and Bristol to the North-West.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: D

Mains gas, electricity, water and drainage connected.



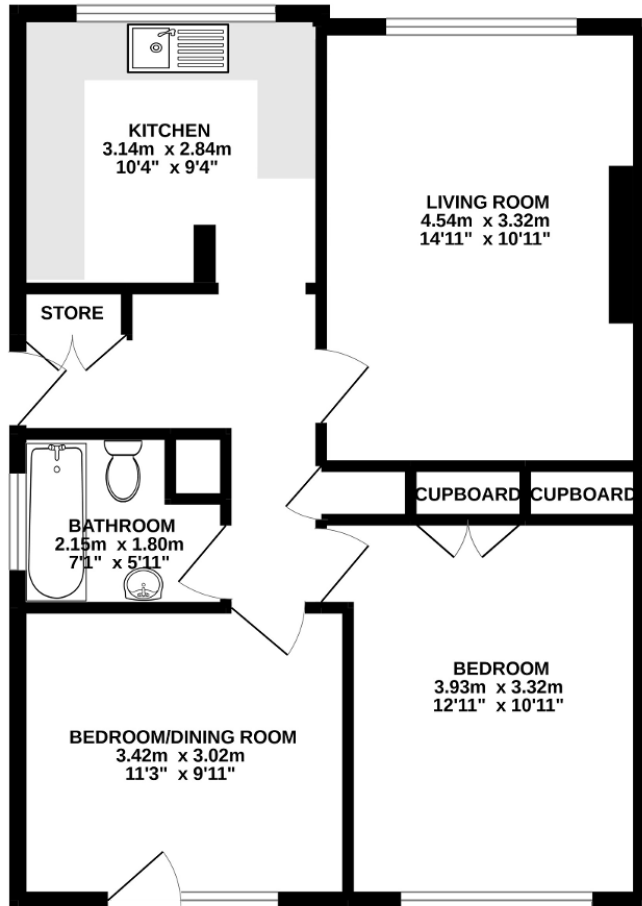
KEY FEATURES

- Semi-detached bungalow
- Living room
- Bathroom
- Extensive rear garden
- No onward chain
- Two bedrooms
- Kitchen
- Ample driveway parking
- Highly regarded Broadmead development
- Plenty of development potential





GROUND FLOOR
58.3 sq.m. (627 sq.ft.) approx.



TOTAL FLOOR AREA : 58.3 sq.m. (627 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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